

One Trinity Gardens

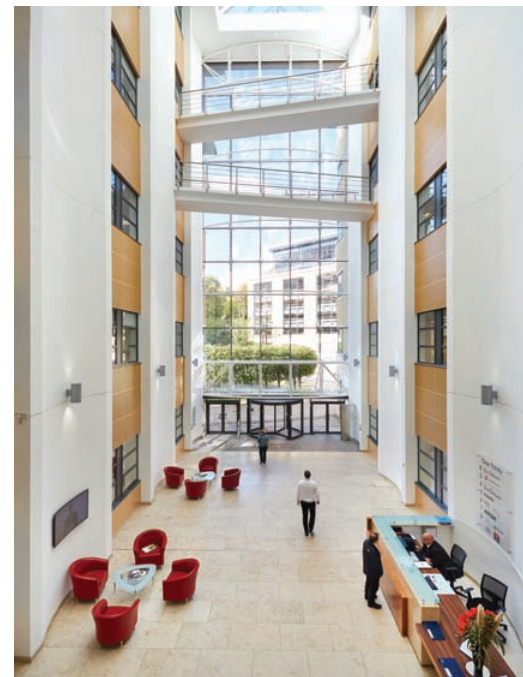
Broad Chare, Newcastle upon Tyne NE1 2HF

TO LET Grade A office suites

3,982 sq ft (369.9 sq m) & 3,376 sq ft (313.61 sq m)



Standard Life
Investments



Location

One Trinity Gardens occupies a prime position in the heart of Newcastle's Quayside adjacent to the Law Courts. The Quayside is home to many businesses with the advantage of the iconic river views of the Tyne and Millennium Bridges together with the Sage Music Centre and Baltic Centre for Contemporary Arts.

The Quayside has wide ranging cultural and leisure facilities including:

- The Malmaison Hotel
- Café 21
- Piccolino's
- Broad Chare
- Pitcher & Piano
- Live Theatre

Other tenants at Trinity Gardens include Bond Dickinson, Deloitte, RBS, Allied Irish Bank, BNP Paribas Real Estate, Coutts and Silk Family Law. There is also the benefit of a Tesco Express store on the ground floor.

Situation

The property is located just 0.5 miles east of Newcastle Central Station and is 0.2 miles south of Manors Metro Station. The Quaylink bus stops just outside of the Law Courts. The A167 nearby links with the A1(M), the A194(M) and A69 and Newcastle International Airport is only 6 miles away.

Accommodation

The available office suites are as follows:

Second Floor	3,376 sq ft	313.61 sq m
First Floor	3,982 sq ft	369.9 sq m

One Trinity Gardens

Broad Chare, Newcastle upon Tyne NE1 2HF



TO LET Grade A office suites 3,982 sq ft (369.9 sq m) & 3,376 sq ft (313.61 sq m)

Specification

- Unique external design incorporating a mixture of glazing, steel, stone and brick
- Magnificent full height glazed central atrium
- High quality 24-hour manned reception
- Comfort cooling
- Full access raised floors
- Generous floor to ceiling height of 3m
- LG3 lighting complemented by good natural light
- Male, female and disabled toilet facilities
- Shower facilities
- Car parking available
- Adjacent to the Quayside multi-storey car park with permits available

Terms

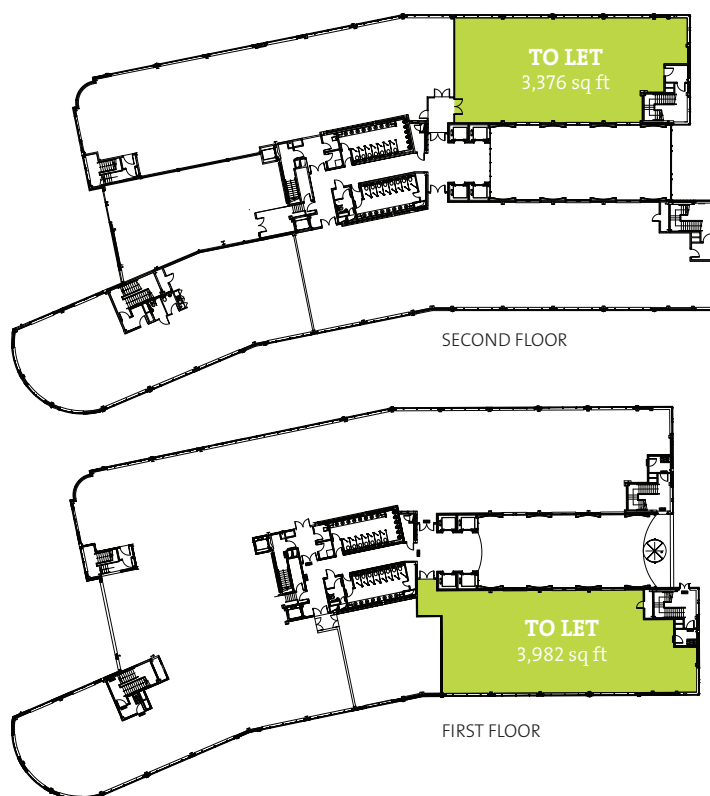
Upon application.

Rating

The office suite would need to be reassessed for rating purposes.

Service Charge

There is a service charge in place to recover the costs of the landlord's upkeep of the common areas and external structure of the building, figures available upon request.





One Trinity Gardens

Broad Chare, Newcastle upon Tyne NE1 2HF



EPC

The property has an EPC rating of D-96.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made on this basis, and where silent, offers will be deemed net of VAT.

Viewing

Strictly by appointment through the joint agents.

Standard Life
Investments

Chris Pearson/Laura Lloyd

GAVINBLACK
— & PARTNERS —
0191 230 2777
184 PORTLAND ROAD, JESMOND
NEWCASTLE UPON TYNE NE2 1DJ

Greg Davison/Gagan Jagpal

CUSHMAN & WAKEFIELD
0191 223 5800
cushmanwakefield.co.uk

MISREPRESENTATION ACT 1967: The joint agents for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give or neither the joint agents nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. **November 2017.**
Alamo Design 01924 471114.